



R09-16-A-005

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December 18, 2015

US EPA
Office of Brownfields and Land Revitalization
Mail Code 5105 T
1200 Pennsylvania Ave. NW
Washington, DC 20460

To Whom it may concern:

ICTC is pleased to submit this application on behalf of its member agencies for EPA's Brownfields Assessment Grant funding as the lead applicant. The grant funding will assist in the development of brownfield site inventories; conduct community engagement workshops; site assessments and clean-up planning for sites that align within the "Gold Line" in Brawley, an intercity public transit route; the recently constructed Brawley Transit Center; and the planned downtown revitalization to promote safe and healthy pedestrian and bicycle access to transit services, medical/social services and local businesses. The primary goal of the grant activities will be to identify and assess brownfield sites in the City of Brawley, California, a rural and economically disadvantaged community of the ICTC regional transit service area. Securing these much-needed EPA grant funds would provide a financial mechanism for the community to begin assessing and redeveloping existing brownfield sites, which will increase the inventory of developable sites for mixed-use retail/residential redevelopment.

The grant will greatly assist the City of Brawley, especially after the recent arson fires that have devastated the downtown environment, aesthetics, walkability and furthered adverse conditions for the transit dependant users that reside in the community.

Applicant Identification:

Name: Imperial County Transportation Commission
Address: 1405 N. Imperial Ave., Suite 1, El Centro, CA 92243

Applicant DUNS Number: 9622953790000

**CITIES OF BRAWLEY, CALEXICO, CALIPATRIA, EL CENTRO, HOLTVILLE, IMPERIAL, WESTMORLAND,
IMPERIAL IRRIGATION DISTRICT AND COUNTY OF IMPERIAL**

Funding Requested:

Grant Type: Brownfields Assessment

Federal Funds Requested: \$400,000 – Not a site-specific proposal (*no waiver required*)

Contamination: Both - Hazardous Substances (\$200,000) and Petroleum (\$200,000)

Assessment Type: Community-Wide

Location: City of Brawley, California located in the County of Imperial, USA

Property Information: Not a site-specific proposal (*no property information is required*)

Contacts:

Project Director:

Mark Baza

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Executive Director:

Mark Baza

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Date Submitted: December 18, 2015

Project Period: 06/01/2016 – 05/31/2019 (3-year period)

Population: 25,820 (American Community Survey 5-year Estimate, 2010-2014)

Regional Priorities Form/Other Factors Checklist: Attached titled "Appendix 3"

I, Mark Baza, herby certify that I am an authorized authority that can commit ICTC to complete the deliverables of the City of Brawley Brownfields Assessment Grant – EPA Region 9 - Leveraging New/Expanded Transit Investments to Reduce Air pollution.



Mark Baza, Executive Director

12/16/2015

Date

Data Source: 2010-2014 American Community Survey 5-year Estimates available on American FactFinder retrieved from <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

Appendix 3

Regional Priorities Form/Other Factors Checklist

Name of Applicant: Imperial County Transportation Commission

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 9 Leveraging New/Expanded Transit Investments to
Reduce Air Pollution

Page Number(s): 1, 2, 5, 6, 11, 12, 13

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	10 , 11
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	2 , 3 , 4 , 13

Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Narrative Proposal

1. Community Need [50 Points]

ICTC is pleased to submit this application for EPA Brownfields Combined Community-Wide Assessment Grant funding. The grant funding will assist in the development of brownfield site inventories, conducting community involvement activities, environmental site assessments and clean-up planning for sites that align within the “Gold Line” in Brawley, an intercity public transit route; the recently constructed Brawley Transit Center; and, the planned downtown revitalization to promote safe and healthy pedestrian and bicycle access to transit services, medical/social services and local business. While focusing on transit corridors, the primary goal of the grant activities will be to identify and assess brownfield sites in the target area of Brawley, California, a rural and economically disadvantaged community of the ICTC regional transit service area. Securing these much-needed EPA grant funds would provide a financial mechanism for the community to begin assessing and redeveloping existing brownfield sites, which will increase our inventory of developable sites for mixed-use retail / residential redevelopment. Brawley consumer trends were analyzed in the 2013 Imperial County Retail & Leakage Analysis, which reports that a significant amount of Brawley consumers are traveling to other cities and counties, as far as 125 miles, to purchase goods that they are not able to procure locally. The community needs redevelopment that will utilize the current abundance of brownfield sites and convert them into new local retail establishments offering healthier food choices and a more vibrant and active downtown atmosphere, in the public transit corridor for local residents and transit dependent citizens. The project will also assist our region-wide goals to reduce annual vehicle miles traveled; reduce harmful greenhouse gas emissions to the already unhealthy Imperial Valley air; and, increase public transit ridership.

1.a Targeted Community & Brownfields [25 pts]

1.a.i Targeted Community Description (5 pts)

Established in 1907, Imperial County was the last county to be established in California. Located in the Imperial Valley, in the far southeast of state, the county borders both Arizona and Mexico. Although this region is a desert, with high temperatures and low average rainfall, the economy is heavily based on agriculture due to irrigation, supplied wholly from the Colorado River via the All-American Canal. Agriculture is the largest industry in Imperial County and accounts for 48% of all employment. Because of its border location, the Imperial Valley is a melting pot of European American and Hispanic cultures. The entire valley is a multi-racial mixture of European Americans, Latin Americans, Asian Americans, African Americans and Native Americans. Our population is more than 83% minority.

The Imperial County Transportation Commission (ICTC) is the regional transportation planning and transit agency for all of Imperial County, including seven cities (Brawley, Calipatria, Calexico, El Centro, Holtville, Imperial, and Westmorland), and two tribal governments (Quechan and Torres-Martinez). ICTC’s organizational and operating structure is similar to a Council of Governments or a Metropolitan Planning Organization. As established under California Senate Bill 607, the ICTC Board is composed of ten voting members and one non-voting member. As the regional transit and transportation agency, ICTC manages highway and transit capital and operations projects with federal and state grant funds. We are also intently focused on transit-oriented development planning and projects that create equitable access to transit while reducing greenhouse gas emissions and promoting economic development within our communities. The target area for this assessment grant application will be focused along transit circulator routes within the municipal centers of ICTC’s 4,482 square mile region with specific emphasis on the 13 mile Brawley Gold

Line Transit Route. Sitting in the center of Imperial County's nearly 500,000 acres of arid farmland, the City of Brawley was a logistics hub dating back to the early 1900's for the distribution of cattle as well as agricultural food and forage crops shipped by truck and/or rail throughout the United States and foreign markets. Additionally much of the nation's agricultural seed is grown, harvested and distributed from the city's railroad corridor. Many of the packing sheds, cold storage facilities and loading operations that supported that industry have ceased operations as their activities have been redirected to other counties due to advancements in the trucking and rail industry that has taken these commodities closer to large metropolitan markets. As a result, many of these facilities remain today in a state of disrepair due to the lack of industrial redevelopment in the area. Exacerbating these challenges even further, there has been a long line of recent lay-offs and businesses closing across multiple industries in the County.

As part of a larger transit/transportation planning program, ICTC completed construction of the Brawley Transit Center in December 2013 coinciding with the opening of the Brawley Gold Line, which is in a largely at-risk, and minority area and was designed to enhance access to transit and reduce vehicle miles traveled. With Brownfields Assessment dollars in place, ICTC plans to focus the assessments on projects that further the goals of the Imperial County Transportation Plan, the Downtown Specific Plan (2012), the Service Area Plan (2012) and the Housing Element Plan (2013); with a primary goal of surrounding projects, like the transit center, with job-creating and community-building reuses.

1.a.ii Demographic Information (5 pts)

Table 1: Populations and Economic Indicators

	Target Area (Brawley)	Imperial County	California	National
Population: ¹	25,820	179,091	38,802,500	318,857,056
Unemployment: ²	20.1%¹	21.8%²	5.7% ²	4.8% ²
Poverty Rate: ¹	23.7%	23.4%	16.4%	15.6%
Percent Minority: ¹	83.6%	87%	60.8%	37.2%
Median Household Income: ¹	\$41,718	\$41,772	\$61,489	\$53,482

¹ Data Source: 2010-2014 American Community Survey 5-year Estimates available on American FactFinder retrieved from <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

² Data Source: October 2015 CA Employment Development Report retrieved from [http://www.calmis.ca.gov/file/1fmonth/ecen\\$pd.pdf](http://www.calmis.ca.gov/file/1fmonth/ecen$pd.pdf)

Demographic information for Imperial County and the target area within Brawley, demonstrates the wide gap between this region's population and the rest of California. *Minorities represent more than 80% of the population; more than double the number of minorities at the national level. The median household income is only two-thirds of the state's median income. Additionally, the percentage of people living in poverty is nearly four times the state and national poverty rates.* The ICTC's decision-making, funding and programming is constantly accounting for the transportation-heavy agricultural and import/export industries and the local population's extreme lack of resources.

1.a.iii Description of Brownfields (10 pts)

Within a 12 month period between 2012 and 2013, the target area, in Brawley's downtown district, experienced six arson fires. These fires left Main St. in near ruins with very little retail activity in the area.

More than sixteen businesses were either destroyed, suffered water and smoke damage or have been affected by street closures and lack of public access to their storefronts. Largely these vacant and burned out properties have not been redeveloped due to contamination or perceived contamination resulting in a downtown of boarded up, dark and unsafe structures. Additionally, locations will be identified along the Union Pacific Railroad corridor running through the center of town where large-scale agricultural storage and packaging facilities, rail, and affiliated manufacturing industries have left many vacant and potentially contaminated properties throughout the target area. Potential environmental impacts include pesticides, solvents, and petroleum constituents. The commercial corridors in the target area include over 100 known and suspected historical gas stations sites with known or suspected underground tanks in the target area. With residential areas directly adjacent to this area, residents are at risk of exposure.

To better characterize these areas, a review of environmental databases was completed. This information was added to the number of vacant and underutilized properties to evaluate the number of brownfields in the target area. ICTC estimates that there are approximately 50 brownfield sites in proximity to the Brawley Gold Line.

Table 2 – Database Estimates of Brownfields Sites and Types

Database	Number of Sites
Federal Emergency Response Notification (ERNS)	18
State and Tribal-equivalent National Priorities List (NPL)	2
State and Tribal-equivalent Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	13
State and Tribal leaking storage tanks (LUST)	47
Clandestine Drug Laboratories	5
Historical Underground Storage Tanks	42
Historical Automotive Sites	38
Historical Cleaners	6

1.a.iv Cumulative Environmental Issues (5 pts)

Multiple environmental factors within the community/region have compounded to increase the environmental risk to residents in the target area. The National Beef slaughterhouse facility in northeast Brawley was built to slaughter 2,200 head of cattle per day. The facility closed in 2014 leaving behind a long history of environmental impacts. Remediation is on-going for groundwater contamination, air and odor releases.

Perhaps the most impactful and pervasive environmental issue in Imperial County is the severely degraded air quality. The county's air quality has been in non-attainment of federal and state clean air standards since 1997. Residents are exposed to elevated levels of ozone and particulate matter from vehicles in neighboring border and large metropolitan areas. Coarse particulate matter is generated by fugitive dust blowing off fields, ditch bank roads along canals, and created by field burns. Air quality impacts and lack of access to primary health care have resulted in a health crisis and environmental justice issues across the wider ICTC region and in particular, the target area. Four out of every five Imperial County residents are

Latino. According to an American Lung Association report, Latinos in the U.S. face a number of specific challenges that can contribute to poor respiratory health: rundown housing near busy roads, poor English proficiency, no health insurance and agriculture and construction jobs that expose them to pesticides and other hazards. All of these challenges hold true within the target community.

1.b Impacts on Targeted Community [10 pts]

Blighted properties within the target area are often the result of real and perceived environmental contamination. The arson fires, mentioned previously, have left many buildings largely destroyed. However, redevelopment has not occurred because of the perception of environmental risk. The charred remains of these buildings present a public safety and health concern relating to newly exposed airborne contaminants, such as asbestos and lead based paints as well as soot and ash. Lastly, the vacant burned remains of some of the buildings damaged in the arson fires presents a significant safety concern, as there is a risk that local youths will enter these dangerous and unstable structures and can be injured. According to the US Census, sensitive populations including the elderly, (10%) and young children (9.1%) are more prevalent within the target area than the state. These at risk groups are particularly sensitive to upper respiratory health concerns as well as cancer related illnesses, complicated by brownfields in the target area. In a 2009 Department of Public Health survey of asthma and allergies along the Imperial County border, one in five children had been diagnosed with asthma at some point in their life. However, based on a study funded by the Robert Wood Johnson Foundation, there is only one doctor for every 4,357 patients in Imperial County, compared to one for every 1,341 residents statewide. This disconnect in health issues and lack of healthcare providers compounds the health impacts of brownfields and other cumulative impacts.

1.c Financial Need [15 pts]

1.c.i Economic Conditions (5 pts)

The high unemployment rate of over 20%, a minority rate of over 83%, high poverty rate of nearly 24% and a median household income, not quite \$42,000 annually, leaves little doubt that the target area is an economically disadvantaged community.

Imperial County has been subject to several industry closures in multiple markets throughout the county and each closure has left behind not only a legacy of unemployment but potential environmental challenges. For example, the Salinas based *River Ranch Fresh Foods* laid off 459 employees in May of 2012 when they closed their El Centro food-processing center and moved operations to Yuma, Arizona. In December of 2013 *International Paper*, an agricultural container manufacturer closed down its El Centro operations laying off 110 employees. During 2014 nearly 50 employees were dislocated from their jobs at the Utah based *Gosner Cheese* plant near El Centro as they relocated their operations to Idaho. The most detrimental of closures occurred in May of 2014 as *National Beef* closed its beef processing facility in Brawley faulting regulatory climate, laying off 1,300 direct employees and displacing an additional 3,000 estimated ancillary workers that support our \$2 billion beef cattle industry. Lastly, in June of 2014 the *U.S. Immigration and Customs Enforcement (ICE)* El Centro processing facility, discontinued operations dislocating nearly 500 employees faulting high operational costs. The full impact of these closures, continue to be reflected in the unemployment statistics and the drain on public and private funding to fill the gap. The target area has also lost business revenue due to arson.

In order to catalyze redevelopment and enhance transit options for the community, ICTC recently completed the Brawley Transit Transfer Station. The 20,000 square foot center is designed to serve as the City's central bus transfer station for Imperial Valley Transit buses and transit riders traveling to and from destinations throughout the Imperial Valley. The ADA compliant station includes six bus bays, passenger plaza area with shade/weather shelters, benches, drinking fountains, solar lighting, CCTV surveillance system, drought tolerant landscaping, and bike racks. However, surrounded by brownfields sites and vacant properties, the Transfer Station cannot have its full effect on the community. In order to increase ridership (and access to goods and services) and decrease total vehicle miles traveled, brownfields sites need to be assessed and brought back into beneficial reuse for commercial and retail uses that benefit the target area's low-income and minority population. With opportunities to receive federal and state funding, there is an enormous potential, making the target area a worthwhile investment due to a strong community atmosphere of locals willing and able to leverage assets to make a visible difference throughout the community.

1.c.ii Economic Effects of Brownfields (10 pts)

The brownfields that litter the target area are not only an aesthetic concern, but also hinder our ability to attract new development and investment to the area and provide for the overall public health and welfare of the residents of this economically disadvantaged community. The continual presence of blighted and vacant storefronts has had a detrimental impact on the retail tax base as the commerce activity continues to diminish. This continuous strain on revenues has made it nearly impossible for regional organizations to afford to market the area and seek new investment opportunities.

The poverty and blight in the County affects not only the commercial districts but the residential properties in and around them. Lack of funding and overall disinvestment in the community has resulted in substandard and dilapidated housing. For the County's 2012 Housing Element, they used the State Department of Housing and Community Development (HCD) criteria, and found that:

- 31.9% of housing structures required minor to moderate repair
- 9.6% of the structures in the target area needed substantial rehabilitation if they are to remain in residential use
- 7.3% of the structures in the target area are considered dilapidated and need to be replaced

The needs of the community are so wide that the addition of environmental impacts tips the scale on many of the target area properties, leaving the community at a standstill on these sites, unable to capitalize on the transit momentum, the reuse of infrastructure and unable to support the infill development that they want and need.

2 Project Description and Feasibility of Success [50 pts]

2.a Project Description, Project Timing and Site Selection [25 pts]

2.a.i Project Description (25 pts)

The ICTC is requesting \$400,000 in combined community-wide hazardous substance and petroleum assessment dollars for the following three year project program. The Brownfields Program will take a corridor approach and specifically focus on assessment of sites along the economically disadvantaged Brawley Gold Line Transit Route.

This corridor was selected due to the prevalence of vacant or underutilized properties, real or suspected

environmental contamination, its ability to catalyze around the current transit development and help local residents. Assessment and redevelopment will help promote economic vitality and reduce green house gas emissions, as well as promote equitable transit access. Securing these much-needed EPA grant funds would provide a financial mechanism for the community to begin assessing and implementing a redevelopment plan for existing brownfield sites, which will increase the inventory of developable sites for mixed-use retail/residential locations making the target area more economically competitive within the region. Conducting the site assessments is an important first step to leveraging transit investments to reduce air pollution.

The community participation activities conducted in previous planning studies has provided valuable insights from all sectors of the community. With our member partners and stakeholders, ICTC intends to build on this momentum and foster the same level of community input during the implementation and administration of the proposed brownfields grant by establishing a Brownfields Team. ICTC feels confident that site access and grant feasibility will not be an issue. A number of the properties within the target area are for sale, and have been for sale for extended periods of time. Others are vacant and underutilized.

Grant funds will be used to conduct community outreach, prepare a prioritized brownfields inventory, perform Phase I and Phase II Environmental Site Assessments (ESAs), and develop cleanup plans for priority sites that are consistent with state regulatory programs. Based upon a total grant award of \$400,000 (for both hazardous materials and petroleum), the ICTC anticipates it will be able to complete 20 Phase I Environmental Site Assessments (10 petroleum and 10 hazardous material sites) in the community. ICTC will prioritize sites for further investigation based on the results of Phase I ESAs and redevelopment potential. ICTC anticipates that it will be able to complete up to ten Phase II ESAs. Finally, focused, use-based cleanup plans will be developed for up to six sites based on their redevelopment potential. Additionally, the Brownfield Assessment Team will leverage and engage local and state agencies such as the DTSC, Dept. of Public Health and the Regional Quality Control Board for technical assistance and compliance to assist in the identification of sites that have redevelopment potential.

2.a.ii Project Timing (5 pts)

Timing is critical in order to meet the goals of EPA Region 9's priorities of Leveraging New/Expanded Transit Investments. Brownfield assessments are a critical component of redeveloping the designated target area. Upon approval of an awarded project grant, a three-year time line will be assigned with a start date and completion date with quarterly reporting dates.

	2016 June-Aug	2016 Sept-Nov	2016-17 Dec-Feb	2017 Mar-May	2017 June-Aug	2017 Sept-Nov	2017-18 Dec-Feb	2018 Mar-May	2018 June-Aug	2018 Sept-Nov	2018-19 Dec-Feb	2019 Mar-May
Assembly of Committee	X	X										
Environ Consultant Selection	X											
Quarterly Mtgs & Reporting	X	X	X	X	X	X	X	X	X	X	X	X
Community Engagement	X		X		X		X		X		X	
Compilation of Site Inventory	X	X										
20 Phase I Assessments		X	X	X	X							
10 Phase II Assessments				X	X	X	X	X				
Cleanup Planning					X		X		X		X	

David Salgado, the ICTC's Regional Transit Planner, will be the program's Project Director and will be the primary person responsible for implementing and completing tasks. David Salgado will be supported by the program's Technical Coordinator, Kathi Williams, from ICTC. Details of the staffing and staff qualifications are contained in Section 5.a. Programmatic Capability.

2.a.iii Site Selection (5 pts)

Our collaborative Brownfield team will work together with the target area and county engineers and staff to identify sites with contamination or perceived contamination within our designated focus area. Throughout the transit corridor, there are many locations that remain undeveloped due to a concern of potential contamination. Many of these sites are suitable for redevelopment in accordance with the 2012 City of Brawley Downtown Specific Plan. Additionally, locations will be identified along the Union Pacific Railroad corridor running through the center of town dividing the east side of the city from the west side. Many of these locations, once environmentally cleared for development, will be ideal for high workforce development opportunities, such as mixed use commercial and light to medium manufacturing.

Specifically, sites will be selected using the following ranking criteria: proximity to areas identified as redevelopment areas; existing infrastructure and access; consistency with transit-oriented development, potential for job creation and new housing opportunities (including affordable housing); presence of a willing owner or buyer to invest in the property; consistency with local use plans; and community support. Sites identified as priorities will receive Phase I and potentially Phase II assessments, in order to speed their reuse. The ICTC will negotiate site access agreements to sites for which the owners have already expressed interest in the program as soon as possible and for other sites once they have been identified and site eligibility is verified.

2.b Task Description and Budget Table [20 Points]

2.b.i Task Description (15 pts)

Task 1 – Programmatic Support and Management (\$10,500 Hazardous Substances & \$10,500 Petroleum; \$21,000 total): This task includes funding for the management and execution of the grant, including grant deliverables of EPA quarterly reports, MBE/WBE forms, updates to the EPA ACRES database, and other programmatic support necessary to maintain compliance with EPA cooperative agreement terms and conditions. The selected consultant will coordinate these deliverables under the supervision of the Project Director. Therefore, the majority of funding is listing under contractual.

Task 2 –Site Assessment (\$125,000 Hazardous Substances & \$125,000 Petroleum; \$250,000 total): This task includes activities related to carrying out site assessments. A generic Quality Assurance Project Plan (QAPP) will be completed for review and approval by EPA at a one-time cost of \$5,000. Phase I ESA activities of brownfields sites will vary in size and complexity. The ICTC expects to complete 20 hazardous substance and petroleum Phase I ESAs at approximately \$3,500-\$5,000 each, for a total cost of \$72,500. Based on Phase I ESA results, the Brownfields Team will select potentially impacted sites for Phase II Assessment. Before the Phase II work may be initiated, the requisite project plans, as required by the grant and the applicable EPA requirements, will be completed and approved by EPA. With consent, the Phase II work will be initiated and project reports will be developed. Phase II ESA activities are estimated to range between \$15,000 and \$30,000 each, allowing for approximately 10 Phase II ESAs. Phase I and II ESA activities will be conducted by qualified environmental professionals in accordance with current ASTM standards and All Appropriate Inquiry.

Task 3 –Cleanup & Reuse Planning (\$40,000 Hazardous Substances & \$40,000 Petroleum; \$80,000 total): Funding is included to support remedial and reuse plans (\$40,000 at hazardous substance sites, \$40,000 at petroleum sites) developed by qualified environmental, reuse, and land use professionals. The ICTC estimates that cleanup and reuse planning will be required for 10 sites, at a cost of \$8,000 each, for a total cost of \$80,000. Staff time for this task will be leveraged by the ICTC.

Task 4 – Community Engagement & Involvement (\$24,500 Hazardous Substances & \$24,500 Petroleum; \$49,000 total): The community engagement and involvement budget supports stakeholder involvement. A Community Involvement Plan (CIP) will be completed under this task (discussed in Section 3.a.i). The Brownfields Team will help to decide where to deploy EPA funds and determine reuse options. The devoted \$49,000 (to both petroleum and hazardous substances) in grant funds will be used to expand on the ICTC and our stakeholders' already successful community initiatives and provide for consultant support on technical stakeholder discussions. All listed costs will be split between petroleum and hazardous waste activities. \$3,000 total has been budgeted to this task for selected ICTC staff to travel to the National Brownfields Conference.

2.b.ii Budget Table (5 pts)

Hazardous Materials Assessments Budget

	Programmatic Support	Site Assessments	Community Engagement	Clean-Up Planning	Total
Personnel (ICTC)	\$10,000		\$1,500		\$11,500
Fringe Benefits					\$0
Equipment					\$0
Supplies	\$500		\$3,000		\$3,500
Contractual		\$125,000	\$20,000	\$40,000	\$185,000
Total	\$10,500	\$125,000	\$24,500	\$40,000	\$200,000

Petroleum Assessments Budget

	Programmatic Support	Site Assessments	Community Engagement	Clean-Up Planning	Total
Personnel (ICTC)	\$10,000		\$1,500		\$11,500
Fringe Benefits					\$0
Equipment					\$0
Supplies	\$500		\$3,000		\$3,500
Contractual		\$125,000	\$20,000	\$40,000	\$185,000
Total	\$10,500	\$125,000	\$24,500	\$40,000	\$200,000

2.c Ability to Leverage [5 pts]

ICTC's partner agency, IVEDC, has successfully completed two recent community outreach and business assessments demonstrating that they have the experience to quickly implement a successful outreach plan able to leverage the investment already made by USDA, California Department of Water Resources, and local government and community based organizations. Additionally, due to IVEDC's extensive connection with the business community, several agencies will be leveraged for the following support: the Imperial Irrigation District who can provide energy impact studies at no charge for local developers, the local banking institutions such as Rabobank and Wells Fargo who provide small business loans and grant

funding for community revitalization efforts as well as the U.S. Economic Development Agency and USDA Rural Development who offer grant opportunities to upgrade and build infrastructure improvements to support local business. Lastly, the North American Development Bank who has invested significantly in Imperial County air and water quality improvement projects, will be engaged for low interest loans towards additional infrastructure improvements in support of the grant.

3 Community Engagement and Partnerships [35 pts]

3.a Plan for Involving Targeted Community & Other Stakeholders; & Communicating Project Progress [15 pts]

3.a.i Community Involvement Plan (10 pts)

The Brownfield Assessment Team will develop the Community Engagement subcommittee who will handle public information tasks to ensure the public's awareness of the grant's scope of work, the benefits to the public as well as how the public can participate. Additionally, this committee will be tasked to gather public input on overall public health and environmental concerns of the community as well as gaps in local services that could be incorporated in future redevelopment planning. In addition to quarterly community workshops, the committee will distribute public and social media announcements, present at city council meetings as well as town hall meetings and chamber mixers to garner public input and participation. A community progress report will be developed and distributed through the Community Engagement subcommittee and distributed through identified networks.

Due to the sensitive nature of the target area's population, the Community Engagement committee will collaborate with Campesinos Unidos, Inc., a federally recognized community organization dedicated to the service of disadvantaged persons. They are experienced at comprehensive and inclusive community outreach efforts representing the underserved. They will emulate the activities that IVEDC completed with the Disadvantaged Communities (DAC) Pilot project and Brawley Arson Recovery (BAR) grant.

3.a.ii Communicating Progress (5 pts)

The Community Engagement subcommittee will also be in charge of communicating progress to the Brawley City Council as well as informing local service organizations such as Rotary, Soroptimist, Elks, the community foundations and others of the program's progress report. During these progress reports, the community will also be encouraged to provide continuous input regarding their support or concern as to the direction of scope of work to make sure the Brownfield Assessment Team is providing a public benefit. In addition, the ACRES database will be continually updated to provide a public platform for specific project information.

3.b Partnerships with Government Agencies [10 pts]

3.b.i Local/State/Tribal Environmental Authority (5 pts)

The California Environmental Protection Agency (CalEPA), Department of Toxic Substances Control (DTSC), and Regional Water Quality Control Board (RWQCB) are the agencies that may be involved in assessment and cleanup of sites under this grant. The RWQCB has committed to being a partner and to regulatory oversight as needed (see Attached letter of support). Depending on the type of contaminant and land use, the appropriate agency will be the lead and coordinate with the other agencies. During the life of the grant, the ICTC will involve the appropriate lead agency in review and approval of cleanup plans and other site assessment and rehabilitation activities. Where appropriate, the lead agency may recommend enrollment in one of

several state voluntary agreements to facilitate the assessment and liability relief process (e.g., Agreements under the “Gatto” Act or “CLRRRA” agreements, or other voluntary agreements as appropriate). These regulatory tools can also be used in conjunction with state financing tools for remediation, infrastructure and other uses. For example, monies and possible leveraging opportunities are available from the State Water Resources Control Board for leaking tank cleanup, orphan site cleanup, as well as for groundwater cleanup under Proposition 1 or AB 445, “Separate Cleanup Accounts” or “SCAP.”

3.b.ii Other Governmental Partnerships (5 pts)

ICTC, together with IVEDC has developed extensive working relationships with many public agencies throughout the region that have a mission of adhering to public policy and regulation, but at the same time, work to reveal and implement ways to develop and grow the economy. The following agencies will be represented on the Brownfield Assessment Team: the Colorado River Basin Regional Water Quality Control Board, the Imperial County Air Pollution Control District, Imperial County Public Health Department, Imperial County Planning & Development Services, the City of Brawley and the Brawley Fire Dept., all focused on building upon current and future planning to grow and diversify the economy. These agencies will be leveraged for their skills, information and tools available that can provide assistance during site selections, inventories, assessments and planning.

3.c Partnerships with Community Organizations [10 pts]

3.c.i Community Organization Description & Role (5 pts)

Many community groups consistently collaborate with the ICTC and our stakeholders on improving the health and vitality of our residents and environment. Below are community organizations that have made firm commitments to the planning and implementation of the Brownfield Program. The expertise of Campesinos Unidos, Inc. for outreach to the disadvantaged community, Brawley Community Foundation and the Imperial Valley Community Foundation will be leveraged for the purposes of public engagement as well as disseminating information regarding the opportunity for business and property owners to receive assistance in offsetting costly environmental assessments on their sites. Recently, IVEDC worked with the Brawley Chamber of Commerce, the City of Brawley to evaluate and interview businesses that had been directly or indirectly affected by the arson fires in the downtown Brawley corridor. Leveraging those existing relationships and procedures, our Brownfield Assessment Team will be well positioned to coordinate the expertise needed to assess, prioritize and conduct redevelopment planning efforts. Addition commitments are explained below.

3.c.ii Letters of Commitment (5 pts)

Appendix D contains letters of commitments from community organizations dedicated to ICTC’s success

Organization	Organization Description	Role	Commitment
Imperial County Workforce Development Office	Public Agency	workforce development, labor market data, community engagement	\$75,000
Sanders Inc.	Private for Profit	architectural services	\$50,000
Campesinos Unidos, Inc	Non-Profit 501 (c)(3)	underserved community engagement	\$35,000
Pioneers	Public Agency	healthcare expertise & planning	\$15,000
Brawley Community Foundation	Non-Profit 501 (c)(3)	community & property owner engagement	\$15,000

Continued

Organization	Organization	Role	Commitment
Design Development & Engineering	Private for Profit	redevelopment planning expertise	\$10,000
Imperial Capital Ventures	Private for Profit	redevelopment financing	\$10,000
City of Brawley	Public Agency	site selection & redevelopment planning	\$5,300
Thomas Topuzes & Associates	Private for Profit	consulting services	\$5,000
Brawley Chamber of Commerce	Non-Profit 501 (c)(6)	community engagement and information distribution	\$5,000
Imperial Valley Community Foundation	Non-Profit 501 (c)(3)	community engagement & partnership development	\$5,000
Regional Water Quality Control Board	Public Agency	Regulatory oversight	

4 Project Benefits [25 pts]

4.a Health and/or Welfare and Environmental Benefits [10 pts]

4.a.i Health and/or Welfare Benefits (5 pts)

The target community will benefit in a multitude of ways due to successfully orchestrated reuse and revitalization planning. In alignment with the prioritized funding interests of EPA Region 9, the grant funding will assist in the development of brownfield site inventories; conduct community engagement workshops; site assessments and clean-up planning for sites that align within the “Gold Line” in Brawley, an intracity public transit route; the recently constructed Brawley Transit Transfer Station; and the planned downtown revitalization to promote safe and healthy pedestrian and bicycle access to transit services, medical/social services and local businesses. The results of this successful grant application will be the assessment of properties for contamination allowing property owners the freedom of either knowing that their buildings or vacant parcels are free of contamination, or establishing a viable action plan for remediation so they can work alongside the brownfields team to begin marketing their locations to new retailers. The results will be beneficial in a variety of ways, such as economic competitiveness through job creation, healthier environment with an active downtown atmosphere, increased local investment and increased tax revenues that will feed back into funding for further community development. The community’s unemployed job seekers will benefit from new opportunities for employment through an effective strategy by IVEDC.

As previously described, there are a number of contaminated sites in close proximity to residential neighborhoods. The community will benefit from conducting investigations of potential health risks from poorly understood plumes or uninvestigated sites.

The region has witnessed over the decades, an increase in air pollution due to the release of particulate matter from vehicles, power plants, pesticide use, and the fine desert sand that produces windblown particulate matter. Poor air quality remains to be a consistent concern due to unique geographic proximity to our highly industrialized neighbor, Mexicali, Mexico. This border region suffers from some of the worst particulate matter air pollution problems in the State of California, with some locations measuring more than

ten times the maximum allowable federal standard (U.S. EPA). Research continues to show that air pollution can have long-term effects on the health of people and can contribute to the incidence of respiratory illnesses, asthma, and lung cancer. According to the Environmental Protection Agency, significant harm to health occurs when the air contains more than 600 micrograms of particulate matter per cubic meter during a 24-hour period. In the Imperial County, particulate matter concentrations have been measured at double this level and have consistently failed to pass federal and state standards for smog and airborne particulate pollution, and as a result, we have one of the highest asthma diagnosis rates in the State of California. Assessment and prioritization of the target area's brownfield sites will place a plan of action in motion focused on revitalizing the community's local atmosphere making a safer, healthier and inviting city full of opportunities for new employment and a more walkable and friendly center of commerce and business. The community needs reuse planning will utilize the current abundance of brownfield sites and convert them into new local retail establishments in the downtown public transit corridor for local residents and transit dependent citizens. This concept will decrease vehicle miles traveled in the region by consumers that are traveling to other cities for retail commerce activities, subsequently reducing harmful greenhouse gas emissions to the already unhealthy Imperial Valley air, while increasing public transit ridership.

4.a.ii Environmental Benefits (5 pts)

It was identified in the current Imperial County Community Health Assessment Report that a high percentage of residents have little to no leisure or physical activity due to limited access to locations for physical activity along with limited access to local healthy and reliable food sources, combined with high rates of unemployment and poverty. These factors demonstrate an overall community need to revitalize the downtown to incorporate planning concepts that will provide a healthy rural landscape filled with a healthy, safe, walkable atmosphere where citizens and consumers can live, shop and recreate. Brownfield assessments will help in the elimination of blighted sites and the existence of vacant storefronts, making space for the target area to market to merchants of fresh fruits and vegetables who implement the Supplemental Nutrition Assistance Program (SNAP), providing low income consumers with access to healthier food choices.

4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse [8 pts]

4.b.i Policies, Planning, and Other Tools (5 pts)

The goals of the Brawley Downtown Specific Plan adopted in 2012 are to promote the revitalization of the City's downtown business district by incorporating increased transit oriented mixed use development through reuse of brownfield sites in the city center, reestablishing downtown Brawley as a major regional shopping area, serving the northern sector of the county while increasing connectivity through transit access and pedestrian and bicycle pathways leading to the city center. The specific plan outlines the development of approximately 110 acres of land in the downtown business district guided by community workshops and stakeholder participation focusing on infill development that will take advantage of existing infrastructure decreasing developer expense. This development plan will also reduce urban sprawl by consolidating areas of consumer activity thus reducing consumer dependency on personal automobile transportation to local retail centers, subsequently increasing public transit ridership, leading to reductions in greenhouse gas emissions.

4.b.ii Integrating Equitable Development or Livability Principals (3 pts)

Livability Principles will be the focal point of our brownfields team by implementing and leveraging existing state and federal programs, such as the Property Assessed Clean Energy program (PACE) to incentivize the development of onsite renewable energy generation at mixed use merchant centers; the USDA Rural Energy for America Program (REAP) to provide rebates to property owners who make energy efficient upgrades; and the New Market Tax Credits program to help offset development expense for affordable housing developers to incentivize the building of low income housing projects near the city center. These and other programs will be leveraged to improve and expand upon existing parks and rural landscapes to promote an increased access to healthy and active neighborhoods as well as access to places of employment for residents within walkable distances or those that are transit dependent.

4.c Economic and Community Benefits (long term benefits) [7 pts]

4.c.i Economic or Other Benefits (5 pts)

The target area within the City of Brawley is an area within the Imperial County that has suffered significant economic decline in the last decade. The recent recession resulted in the closure of many regionally significant businesses, such as National Beef, International Paper, Gossner Cheese, River Ranch and others. This was compounded by six Arson events that resulted in six destroyed buildings and affected over 20 businesses in the historic downtown commercial district of the City of Brawley. The result has been a decrease of retail trade in the city as evidenced by the decrease in sales tax that helps to pay for the staff responsible for managing the city departments. A retail leakage study conducted in 2013 documents the loss to the City of Brawley retail that had been provided locally prior to the fires caused by arson.

Recent investment in transit improvements, including Brawley Regions Transit Hub and the Gold Line Circular bus has brought better transportation to this Historic area, but the burned out buildings remain due to contamination or the perception of contamination preventing investment in the cleanup and reuse of these buildings.

In 2012 IVEDC conducted a survey of the businesses affected by arson in this area titled Brawley Arson Recovery, which was funded by the USDA. Every business was interviewed to find out the future plans for the businesses. The results of the survey identified one of the main reasons that a business may not reopen is because of the cost of the cleanup and the perception that these properties may be contaminated. With no resources to provide a Phase I environmental assessment, many of the buildings remain unusable and opportunities have been lost from potential investors.

By being able to identify potential brownfield sites and prioritize these sites for Phase I and Phase II assessment, and developing a cleanup plan, ICTC and our partners will be able to work with potential investors and businesses that have showed interest in returning to this affected area. Prioritizing the potential sites will be done by conducting technical advisory seminars with community members and potential investors to receive input on potential sites and then conducting an economic impact analysis that will determine the direct, immediate, future and ancillary benefits of each site.

4.c.ii Job Creation Potential: Partnerships with Workforce Development Programs (2pts)

County Workforce (ICWDB) development board will serve on the brownfields technical advisory committee and will provide labor market data to analyze the socio-economic benefits of job creation for the cleanup and reuse of the affected brownfield sites in this area. Workforce training resources and dollars will be committed over a three year period to train individuals in environmental cleanup with the remainder to be used for employee recruitment and job training for new businesses in this affected geographic area.

ICWDB currently has meeting space available in the designated area and can provide this space if requested. In order to assist new and existing companies ICWDB can provide an array of additional services that will leverage the investment made by private companies and public services.

5 Programmatic Capability and Past Performance [40 pts]

5.a Programmatic Capability [28 pts]

ICTC serves as the fund administrator for Federal Transit Administration and Federal Highway Administration monies for Imperial County. The organizational structure is comprised of a Commission of 10 voting members 3 non-voting member, representing the 7 incorporated cities, County of Imperial, Imperial Irrigation District and one Caltrans Appointee; Management Committee comprised of the city managers of the 7 cities; and the Technical Advisory Committee, Social Service Advisory Council, American's with Disabilities Advisory Council and the Imperial Mexicali Bi-national Alliance Workgroup. The Commission and Committee structure allow ICTC to remain actively engaged with regional stakeholders both at the government decision-making level and through direct community involvement.

ICTC's strength in successfully expending funds and completion of all technical and administrative and financial project requirements lies with its staff. Of critical importance, is the extensive expertise of the following personnel:

Mark Baza, Executive Director, has over 26 years of program planning and implementation experience. He successfully managed multi-year projects through his work for the California Department of Transportation, as well as secured and expended Federal funding sources to complete planned projects. One notable project was the Highway 111/78 Brawley Bypass, which was a \$236 million federal and state funded project. The project would alleviate heavy commercial vehicles from traveling through downtown Brawley, improving the quality of life for Brawley residents by making downtown more pedestrian friendly and opening opportunities for mixed-use redevelopment in the area.

David Salgado, Regional Transit Planner, has over 5 years of experience in successfully leading regional transit planning programs, contract administration and oversight of the day-to-day transit operations. Mr. Salgado will be the Project Director and will be responsible for the day-to-day Brownfield Assessment Grant project implementation and completion.

Kathi Williams, Senior Transit Planner, has over 30 years of program planning and implementation experience. She has successfully secured and expended State/Federal monies for the procurement of planning funds, buses and equipment, as well as construction funds and the successful management of subcontractors and contractors that help fulfill programmatic obligations. Ms. Williams will serve as the project Technical Coordinator and be responsible for tracking and reporting project deliverable milestones, as well as preparing the financial documentation, quarterly reports and updates to the ACRES System when applicable.

ICTC has the capabilities to conduct county-wide outreach activities, specifically within the member agency jurisdictions. However, to help bolster their reach at the community and household level, ICTC will seek to enter into a contractual agreement with an agency that has knowledge of the regional stakeholders, as well

as community and grass-root organizations. All appropriate Code of Federal Regulations (CFR) will be followed in securing a contractor to conduct the Community Outreach activities.

ICTC will seek a contractor to perform the Phase I, Phase II and as needed Clean-Up Planning project deliverables. The contractor will be procured in accordance with CFR.

5.b Audit Findings [2 pts]

ICTC undergoes an annual audit process conducted by a third-party-independent contractor to ensure appropriate expenditures of State/Federal monies. The independent audit contractor is secured through a request for proposals process that is in accordance with CFR and appropriate State regulations. To date, ICTC administered funds have had no material findings.

5.c Past Performance and Accomplishments [10 pts]

5.c.i Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements [10 pts]

ICTC has the knowledge, expertise and ability to bring the Brownfields Assessment Project to completion and has worked with various types of Federal/State funding programs. Last year alone, ICTC was responsible for managing more than \$93 million dollars for Capital Projects and \$4 million in Planning & Transportation Improvement Program Projects and \$488,881 in Transit Planning & Program Management Projects.

ICTC is currently administering over \$11 million in Planning & Transportation Improvement Program Projects and Transit & Program Management Projects. The aggregate is divided as follows: \$5.7 million in transit project funding and \$2.7 million in paratransit Federal Transit Administration monies, \$2.3 million annual regional distribution of Federal Highway Administration funds for the Surface Transportation Program and \$1.4 million for the Congestion Mitigation Air Quality Program.

ICTC's role as the Regional Transportation Planning Agency (RTPA) for Imperial County is to guide the development of the Imperial County projects within the Regional Transportation Plan and the Regional, State and Federal Transportation Improvement Programs (TIPs); distribute and provide oversight of Local Transportation Fund monies; prepare and submit applications for transportation related funds; approve the allocation of and claims for Transportation Development Act funds; plan, program and administer Regional Transit Services; and encourages active citizen participation in the development and implementation of various transportation related plans and programs.

Attachment: Documentation of Applicable Threshold Criteria

Threshold Criteria RFP Section III. B: Not applicable – Assessment Proposal will be community—wide.

Threshold Criteria RFP Section III. C:

1. **Applicant Eligibility:** Imperial County Transportation Commission is a government entity created by State Legislature (SB 607) – Proof of Legislation attached.
2. **Letter from the State or Tribal Environmental Authority:** Letter Attached
3. **Community Involvement:** Described on pages 6, 8-10 of the Narrative
4. **Site Eligibility and Property Ownership Eligibility:** Not applicable— Assessment Proposal will be community—wide.

Senate Bill No. 607

CHAPTER 56

An act to add Division 12.8 (commencing with Section 132800) to the Public Utilities Code, relating to transportation.

[Approved by Governor August 5, 2009. Filed with
Secretary of State August 6, 2009.]

LEGISLATIVE COUNSEL'S DIGEST

SB 607, Ducheny. Imperial County Transportation Commission.

Existing law establishes various local entities to carry out transportation functions within their respective areas of jurisdiction.

This bill would create the Imperial County Transportation Commission and would provide that the commission is the successor agency to the Imperial Valley Association of Governments. The bill would establish the composition of the governing board of the commission and enact provisions relative to the administration of the commission. The bill would require the commission to prepare a short-range transportation plan that includes the development and approval of a 3- to 5-year transportation improvement program. The bill would also make the commission responsible for administering funds deposited in the local transportation fund and for preparing a short-range transit plan, as specified.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Division 12.8 (commencing with Section 132800) is added to the Public Utilities Code, to read:

**DIVISION 12.8. IMPERIAL COUNTY TRANSPORTATION
COMMISSION**

CHAPTER 1. GENERAL PROVISIONS AND CREATION OF COMMISSION

132800. There is hereby created the Imperial County Transportation Commission. The commission shall be the successor agency to the Imperial Valley Association of Governments and shall assume all assets and liabilities

of that entity. The area of jurisdiction of the commission shall consist of all of the incorporated and unincorporated area of Imperial County.

132801. (a) The governing board of the commission shall consist of the following members:

(1) Two members of the Imperial County Board of Supervisors. The term of a member under this paragraph terminates when he or she ceases to hold that office or when replaced by the board of supervisors.

(2) One member from each incorporated city within Imperial County who shall be the mayor of the city or a member of its city council. The term of a member under this paragraph terminates when he or she ceases to hold that office or when replaced by the city council.

(3) One member of the board of directors of the Imperial Irrigation District. The term of a member under this paragraph terminates when he or she ceases to hold that office or when replaced by the board of directors of the district.

(4) One nonvoting member appointed by the Governor representing the Department of Transportation.

(b) The governing board of the commission may also include the following nonvoting members:

(1) One member representing the State of Baja California, Mexico, who may be appointed by the governor of the state.

(2) One member representing the municipality of Mexicali, Mexico, who may be the mayor or his or her designee.

(3) One member representing the Consul of Mexico in Calexico, California, who may be the consul or his or her designee.

(4) One member representing any federally recognized Native American tribe in Imperial County.

CHAPTER 2. ADMINISTRATION

132810. The governing board of the commission at its first meeting, and thereafter annually at the first meeting in January, shall elect a chairperson from its members who shall preside at all meetings, and a vice chairperson who shall preside in his or her absence. In the event of their absence or inability to act, the members present, by an order entered in the minutes, shall select one of their members to act as chairperson pro tempore, who, while so acting shall have all of the authority of the chairperson.

132811. The board shall establish rules for its proceedings consistent with the law of the State of California.

132812. A majority of the voting members of the board shall constitute a quorum for the transaction of business and all official acts of the commission. All official acts of the board require the affirmative vote of the majority of the voting members of the board.

132813. The acts of the board shall be expressed by motion, resolution, or ordinance.

132814. (a) All meetings of the board shall be conducted in the manner prescribed by the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code).

(b) All meetings of committees established by the board shall be held pursuant to Section 54952.3 of the Government Code, and no other provision of the Ralph M. Brown Act shall apply to meetings of those committees.

(c) Any committee of the board shall have a membership of at least three voting members.

132815. The board shall do the following:

(a) Adopt an annual budget and fix the compensation of its officers and employees.

(b) Adopt an administrative code, by ordinance, which shall prescribe the powers and duties of commission officers, the method of appointment of commission employees, and methods, procedures, and systems of operation and management of the commission.

(c) Cause a postaudit of the financial transactions and records of the commission to be made at least annually by a certified public accountant.

(d) Appoint a technical advisory committee of representatives from all of the transit operators in the county, all of the incorporated cities in the county, the county, and the Department of Transportation.

(e) Appoint such other advisory committees the board deems necessary.

132816. Notice of time and place of the public hearing for the adoption of the annual budget shall be published pursuant to Section 6061 of the Government Code, and shall be published not later than the 15th day prior to the date of the hearing. The proposed annual budget shall be available for public inspection at least 15 days prior to the hearing.

CHAPTER 3. POWERS AND FUNCTIONS

132820. The commission may do any of the following:

(a) Use up to 3 percent of the revenues in the local transportation fund for the purpose of carrying out its responsibilities.

(b) Sue and be sued.

(c) Enter into contracts with qualified vendors to further the purposes of the commission.

(d) Do any and all things necessary to carry out the purposes of this division.

132824. The commission shall undertake the following:

(a) Prepare a short-range transportation plan that includes the development and approval of a three- to five-year transportation improvement program, as follows:

(1) The transportation improvement program shall apply to all projects funded with federal, state, and local funds.

(2) The transportation improvement program shall be developed in coordination and consultation with the multicounty designated transportation

planning agency, and shall be consistent with that agency's regional transportation plan.

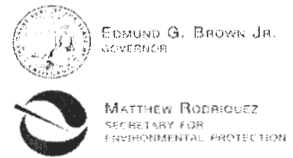
(3) The county commission and the multicounty designated transportation planning agency shall enter into a memorandum of understanding specifying the process for preparing the transportation improvement program.

(4) The commission shall consult with its member agencies, the Department of Transportation, adjacent counties, and other entities public and private when preparing its short-range plan and transportation improvement program.

(b) The commission shall be responsible for administering the funds deposited in the local transportation fund according to the terms and conditions of the Mills-Alquist-Deddeh Act (Chapter 4 (commencing with Section 99200) of Part 11 of Division 10), which is also known as the Transportation Development Act, or any successor to that act.

(c) The commission shall be responsible for preparing the short-range transit plan required by the Transportation Development Act.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the only costs that may be incurred by a local agency or school district are the result of a program for which legislative authority was requested by that local agency or school district, within the meaning of Section 17556 of the Government Code and Section 6 of Article XIII B of the California Constitution.



Colorado River Basin Regional Water Quality Control Board

December 16, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Avenue, Suite 1
El Centro, CA 92243

Dear Mr. Baza:

SUBJECT: LETTER OF SUPPORT FOR THE IMPERIAL COUNTY TRANSPORTATION COMMISSION APPLICATION FOR BROWNFIELDS ASSESSMENT GRANT (LEVERAGING NEW/EXPANDED TRANSIT INVESTMENTS TO REDUCE AIR POLLUTION)

The Colorado River Basin Regional Water Quality Control Board hereby expresses their commitment of support for the Imperial County Transportation Commission (ICTC) and their pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intra-city circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to the region's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that would otherwise support transit oriented, mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to prepare properties for redevelopment planning.

The Regional Board is sincerely interested in brownfields initiatives and the redevelopment of underutilized and blighted urban areas within our region. We fully support the ICTC's application. With additional funding, the ICTC can actively pursue redevelopment of brownfields according to its revitalization plan.

We look forward to the award of a USEPA Brownfields Community-Wide Assessment Grant for Hazardous Material and Petroleum to ICTC for the successful redevelopment of their target areas. Please contact John Carmona of my staff at (760) 340-4521; e-mail: john.carmona@waterboards.ca.gov if you have any questions or if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Jose L. Angel".

Jose L. Angel
Interim Executive Officer
Colorado River Basin
Regional Water Quality Control Board

JC/tab

cc: Maryam Tasnif-Abbasi, DTSC Cypress Regional Office, (email only Maryam.Tasnif-abbasi@dtsc.ca.gov)
Dan Johnson, SCS Engineers (email only DJohnson@scsengineers.com)

City of Brawley, California Brownfields Assessment Grant EPA Region 9 Leveraging New/Expanded Transit Investments to Reduce Air Pollution

Attachment: Letters of Commitment

RFP Section V.B.2.c and V. B.3:

Organization	Organization Description	Role	Commitment
Imperial County Workforce Development Office	Public Agency	workforce development, labor market data, community engagement	\$75,000
Sanders Inc.	Private for Profit	architectural services	\$50,000
Campesinos Unidos, Inc	Non-Profit 501 (c)(3)	underserved community engagement	\$35,000
Pioneers	Public Agency	healthcare expertise & planning	\$15,000
Brawley Community Foundation	Non-Profit 501 (c)(3)	community & property owner engagement	\$15,000
Design Development & Engineering	Private for Profit	redevelopment planning expertise	\$10,000
Imperial Capital Ventures	Private for Profit	redevelopment financing	\$10,000
City of Brawley	Public Agency	site selection & redevelopment planning	\$5,300
Thomas Topuzes & Associates	Private for Profit	consulting services	\$5,000
Brawley Chamber of Commerce	Non-Profit 501 (c)(6)	community engagement and information distribution	\$5,000
Imperial Valley Community Foundation	Non-Profit 501 (c)(3)	community engagement & partnership development	\$5,000
Regional Water Quality Control Board	Public Agency	Regulatory oversight	



IMPERIAL COUNTY WORKFORCE DEVELOPMENT OFFICE

2799 S. Fourth Street - El Centro, CA 92243 - Tel: (442) 265-4968 - Fax: (760) 337-5005

December 15, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza:

The Imperial County Workforce Development Office is pleased to support and work with the Imperial County Transportation Commission (ICTC) should they be successful in obtaining an award through the *U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Program*. If funded, this grant award will assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center.

Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

The Imperial County Workforce Development Office will promote local hiring by linking members of the community to potential employment opportunities resulting from the proposed projects in this grant application. We offer free of charge services to employers and local partners. Our experienced business services team will develop customized solutions to address specific needs. Our free of charge business services include:

- Customized Training Solutions
- Layoff Aversion Assistance Strategies
- Rapid Response Services
- Labor Market Information
- Employee Recruitment
- Meeting Facilities

In addition, the Imperial County Workforce Development Office can support future investment opportunities by providing an array of services that include, but are not limited to:

On-the-Job Training

Our experienced business services team will help you offset your training costs through the On-the-Job Training Program. Our business services team will pre-screen candidates or work with your team through your hiring process. You will determine who to hire and we will cover up to 50 percent of employee's wage to compensate for your training efforts.

Customized Training

Customized training is also available for WIOA eligible employees or job seekers that lack a particular skill. This type of training enables employers to develop specific training programs that offer potential upward career mobility, stability, increased wages, health insurance and other value-added benefits.

We anticipate that our support for this project is valued at \$75,000 dollars, our support will assist ICTC's effort to leverage new/expanded transit investments to reduce air pollution. As a consequence, opportunities to attract investment will increase for new retail development which in turn will reduce regional green-house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependent commuters.

If you have any questions or would like further information, feel free to contact me at (442) 265-4968 or miguelfigueroa@co.imperial.ca.us.

Respectfully,



Miguel Figueroa
Director

December 17, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza:

Sanders Inc. hereby expresses its commitment to support the Imperial County Transportation Commission (ICTC) and its pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

Sanders Inc. commits to providing architectural services valued at approximately \$50,000.00 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: 760-353-5440 or jimmy@sanders-inc.com.

Sincerely,



Jimmy Sanders

Sanders Inc., Architect



CAMPESINOS UNIDOS, INC.

1005 C STREET
POST OFFICE BOX 39
BRAWLEY, CALIFORNIA 92227

Administration (760) 370-5100
Energy (760) 344-4500
FAX (760) 344-0322

SOCORRO JUAREZ
PRESIDENT

JOSE M. LOPEZ
EXECUTIVE DIRECTOR

SERVICES

Community Services

Energy-Weatherization

Food Commodities

Head Start

Immigration

Income Tax
Preparation

December 15, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air
Pollution)**

Dear Mr. Baza:

CAMPESINOS UNIDOS, INC.
Social Services and Energy Conservation

Campesinos Unidos, Inc. hereby expresses its commitment to support the Imperial County Transportation Commission (ICTC) and its pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

Campesinos Unidos, Inc. commits to providing Low-Income Weatherization/Green House Gas Carbon-Reduction Program valued at approximately \$35,000 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local



CAMPESINOS UNIDOS, INC.

1005 C STREET
POST OFFICE BOX 39
BRAWLEY, CALIFORNIA 92227

Administration (760) 370-5100
Energy (760) 344-4500
FAX (760) 344-0322

SOCORRO JUAREZ
PRESIDENT

JOSE M. LOPEZ
EXECUTIVE DIRECTOR

SERVICES

Community Services

Energy-Weatherization

Food Commodities

Head Start

Immigration

Income Tax
Preparation

access to jobs, retail, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: (760) 370-5100, or cuimlopez@yahoo.com

Sincerely,

Jose M. Lopez
Executive Director

Ccp: File

December 16, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza:

Pioneers Memorial Healthcare District is a 107-bed acute care facility accredited by DNV*, committed to providing state-of-the-art healthcare, and complemented by the highest quality of community education. DNV, which stands for Det Norske Veritas – the Nordic Truth, is a hospital accreditation organization approved by the U. S. Center for Medicare and Medicaid (CMS) and has some of the most strenuous standards in healthcare.

Pioneers Memorial Healthcare District hereby expresses its commitment to support the Imperial County Transportation Commission (ICTC) and its pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

Pioneers Memorial Healthcare District commits to providing healthcare industry expertise (local, regional and industry-wide) as well as healthcare-based strategic planning leadership valued at approximately \$15,000.00 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependent commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: 760.351.3250 or llewis@pmhd.org.

Sincerely,



Lawrence E. Lewis
Chief Executive Officer



December 16, 2015

Mark Baza
Imperial County Transportation Commission
1405 N. Imperial Ave., Suite 1
El Centro CA, 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air
Pollution)**

Mr. Baza,

The Brawley Community Foundation (BCF), an Internal Revenue Service designated 501 (c)(3), has the mission to improve the quality of life for residents of Northern Imperial County. Since its formation, the BCF Board of Directors has engaged in identifying blighted properties in downtown Brawley that have been affected by vagrancy and most recently arson. The identified properties are revitalized to improve the safety and aesthetics for the community.

BCF would like to take this opportunity to express its commitment to support Imperial County Transportation Commission's (ICTC) pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant. Their grant proposal will assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intercity circulator public transportation route, and the recently constructed Brawley Transit Terminal Center. Left alone, brownfields are a detriment to Brawley's environment and aesthetics; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community-wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

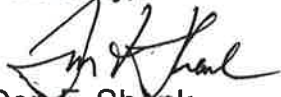
BCF commits to working with ICTC to assist in allowing access to BCF owned properties in Brawley, CA, as well as provide staff time to help identify and facilitate the communication with Brawley property owners. BCF's time is valued at approximately \$15,000 over the 3-year grant period. This service will support ICTC's effort to leverage new/expand transit investments to reduce air pollution

by increasing opportunities to attract investment for new retail development, which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure

goods and services, as well as increasing local access to jobs, retail opportunities, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me via e-mail: donfshank@me.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Don F. Shank", written over the printed name.

Don F. Shank
President

Development DESIGN & ENGINEERING *inc.*

December 15, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza:

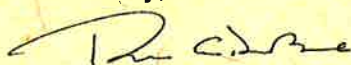
Development Design & Engineering, (DD&E) is an interdisciplinary firm located in Imperial County California. DD&E specializes in the disciplines of civil engineering, land surveying, land planning and development.

DD&E hereby expresses its commitment to support the Imperial County Transportation Commission (ICTC) and its pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

DD&E commits to providing planning services valued at approximately \$10,000.00 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: 760-353-8110

Sincerely,



Tom DuBose
President

t:760.353.8110
f:760.352.6408

1065 State Street
El Centro, CA 92243

info@dde-inc.net
www.dde-inc.net

Imperial Capital Ventures, Inc.

December 16, 2015

Mark Baza
Imperial County Transportation Commission
1405 N. Imperial Ave.
El Centro CA, 92243

Re: Brownfields Assessment Grant (Leveraging New/Expanded Transit Investments to Reduce Air Pollution)

Mr. Baza,

Imperial Capital Ventures, Inc. (ICV) is an investment firm providing various types of traditional and alternative financing to for-profit entrepreneurial businesses located in communities that are underserved by traditional sources of capital.

Imperial Capital Ventures, Inc. (ICV) would like to take this opportunity to express its commitment to support Imperial County Transportation Commission's (ICTC) pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant. Their grant proposal will assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intercity circulator public transportation route, and the recently constructed Brawley Transit Terminal. Left alone, brownfields are a detriment to Brawley's environment and aesthetics; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community-wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

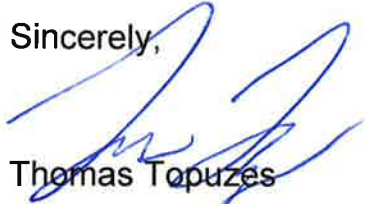
ICV commits to working with ICTC to assist property owners gain access to capital for site redevelopment. Staff time to evaluate redevelopment financing sources for property owners is valued at approximately \$10,000 over the life of the grant. This service will support ICTC's effort to leverage new/expand transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development, which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure

Imperial Capital Ventures, Inc.

goods and services, as well as increasing local access to jobs, retail opportunities, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: (760) 802-4737 or tom.topuzes@ttaconnects.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Topuzes', is written over the printed name.

Thomas Topuzes
Board Chairman



CITY OF BRAWLEY

ADMINISTRATIVE OFFICES

383 Main Street

Brawley, CA 92227

Phone: (760) 351-3048

FAX: (760) 351-3088

December 17, 2015

U.S. Environmental Protection Agency
Brownfields Program

**Re: Brownfields Assessment Grant
Leveraging New/Expanded Transit Investments to Reduce Air Pollution**

To Whom It May Concern:

The City of Brawley hereby expresses its commitment of support for Imperial County Transportation Commission (ICTC) and its pursuit of the U.S. Environmental Protection Agency (EPA) Communitywide Brownfields Assessment Grant. ICTC proposes to assess potentially contaminated properties that lie within the path of travel of the "Gold Line," a Brawley intracity circulator public transportation route that includes the recently constructed Brawley Transit Transfer Station.

The ICTC effort aims to promote revitalization, community health and well being and to strengthen the City's transit services backbone. Left alone, brownfields are detriments to Brawley's landscape and environment, negatively affecting property values and deterring investment in sites with great potential for transit oriented development. These properties are located in premium locations that the City views as opportunity areas.

By focusing on the path of the Gold Line, ICTC will advance quality of life for the transit dependent public, as well as the community at large, as they travel to primary points of interest and necessity. In recent years, the City experienced a rash of arson events in the downtown, scarring the City's Main Street corridor and leaving behind remnants of potential contamination. Well within walking distance, several properties previously utilized for industrial purposes and near the railroad also present unique challenges as it pertains to the presence of potential pollutants. These very properties represent significant portions of the City's main corridor of travel.

It is noted that the City has first-hand experience in the difficulties of revitalizing properties that require remediation. However, we also see the great promise and benefit of responsible clean up. The City's partnership with ICTC allowed for critical remediation and removal of underground tanks as part of the City of Brawley's own Transit Transfer Station. ICTC's ability to secure grant funds from EPA will aid in providing for environmental assessments of other opportunity areas in Brawley. The completion of the studies will eliminate a hurdle that may have stymied prior redevelopment pursuits.

The City of Brawley commits to providing planning support from City key leadership to this project. The in kind staff support is valued at approximately \$5,300 to advance ICTC's effort to leverage new/expanded transit investments that reduce air pollution. The City views the project as increasing opportunities to attract investment for new retail development. Removal of impediments to developing the Main Street corridor will reduce regional greenhouse gas emissions produced by consumers traveling outside the city to procure goods, as well as increase local access to jobs and retail

If you have additional questions, please feel free to contact me via phone at 760-351-3048 or e-mail at rbmoore@brawley-ca.gov.

Sincerely,



Rosanna Bayon Moore
City Manager

Cc: Gordon Gaste, Planning Director
Brawley City Council



THOMAS TOPUZES
& ASSOCIATES, LLC

Business Consulting
Strategic Planning
Governmental Relations

December 16, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)

To Whom It May Concern:

Thomas Topuzes & Associates, LLC is a consulting firm specializing in strategic planning, government relations and global business strategies. Activities include real estate/commercial development, project financing, renewable energy, economic development, government relations and public relations. We assist for-profit, not-for-profit, and governmental entities.

Thomas Topuzes & Associates, LLC hereby expresses their commitment of support for the Imperial County Transportation Commission (ICTC) and their pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

Thomas Topuzes & Associates, LLC commits to providing consulting services valued at approximately \$5,000 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional greenhouse gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependent commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: 760-802-4737 or tom.topuzes@ttaconnects.com

Sincerely,

Thomas Topuzes
President & CEO



Brawley Chamber of Commerce

December 17, 2015
Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza:

The Brawley Chamber of Commerce is a membership organization representing more than 300 businesses in and around Brawley. We advocate for anything which will strengthen the local economy, attract business and help our members be successful.

The Brawley Chamber hereby expresses its commitment to support the Imperial County Transportation Commission (ICTC) and its pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

The Brawley Chamber commits to providing community outreach services as needed to assist in the implementation of the program. Such services may include, but are not limited to, promotion through our newsletter, website and social media sites, use of the conference room at the Chamber, participation on the assessment committee by the Chamber Executive Director. The support of the Chamber would carry an approximate value of \$5,000 over the life of the program to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Zara", is written over a light blue horizontal line.

Jason Zara
Brawley Chamber of Commerce Executive Director

204 South Imperial Avenue, Brawley, CA 92227 jason@brawleychamber.com
760-344-3160 phone 760-344-7611 fax
www.brawleychamber.com



December 16, 2015

Imperial County Transportation Commission
1405 N. Imperial Ave., Ste 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza,

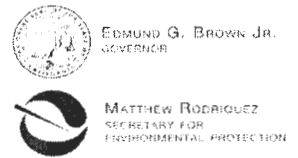
The Imperial Valley Community Foundation is Imperial Valley's center for charitable giving, effective philanthropy, and collaboration. We are involved in community, economic and charitable asset development to benefit and improve the quality of life and opportunities in our region for current and future generations.

Imperial Valley Community Foundation hereby expresses our commitment of support for the Imperial County Transportation Commission (ICTC) and their pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

Imperial Valley Community Foundation commits to providing in-kind strategic community outreach and partner development services valued at approximately \$5,000 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependant commuters.

Please don't hesitate to contact me directly if you have any questions: 760.336.0055 or bobby@ivcommunityfoundation.org.

Robert M. Brock
President/CEO



Colorado River Basin Regional Water Quality Control Board

December 16, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Avenue, Suite 1
El Centro, CA 92243

Dear Mr. Baza:

SUBJECT: LETTER OF SUPPORT FOR THE IMPERIAL COUNTY TRANSPORTATION COMMISSION APPLICATION FOR BROWNFIELDS ASSESSMENT GRANT (LEVERAGING NEW/EXPANDED TRANSIT INVESTMENTS TO REDUCE AIR POLLUTION)

The Colorado River Basin Regional Water Quality Control Board hereby expresses their commitment of support for the Imperial County Transportation Commission (ICTC) and their pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intra-city circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to the region's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that would otherwise support transit oriented, mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to prepare properties for redevelopment planning.

The Regional Board is sincerely interested in brownfields initiatives and the redevelopment of underutilized and blighted urban areas within our region. We fully support the ICTC's application. With additional funding, the ICTC can actively pursue redevelopment of brownfields according to its revitalization plan.

We look forward to the award of a USEPA Brownfields Community-Wide Assessment Grant for Hazardous Material and Petroleum to ICTC for the successful redevelopment of their target areas. Please contact John Carmona of my staff at (760) 340-4521; e-mail: john.carmona@waterboards.ca.gov if you have any questions or if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Jose L. Angel".

Jose L. Angel
Interim Executive Officer
Colorado River Basin
Regional Water Quality Control Board

JC/tab

cc: Maryam Tasnif-Abbasi, DTSC Cypress Regional Office, (email only Maryam.Tasnif-abbasi@dtsc.ca.gov)
Dan Johnson, SCS Engineers (email only DJohnson@scsengineers.com)

Attachment: Documentation for Requested Waiver

RFP Section I. A.2: Not applicable – \$200,000 waiver not requested.

Attachment: Property Specific Documentation

RFP Section III. C.4.d: Not applicable – Assessment Proposal will be community—wide.

Attachment: Letters of Commitment – Coalition Members

RFP Section III. C. 1: Not applicable – Assessment Proposal will be community—wide.

Attachment: Petroleum Eligibility Information

Petroleum Eligibility Information III. C.4.i: Not applicable – Assessment Proposal will be community—wide.

Attachment: Documentation of Applicable Threshold Criteria

Threshold Criteria RFP Section III. B: Not applicable – Assessment Proposal will be community—wide.

Threshold Criteria RFP Section III. C:

1. **Applicant Eligibility:** Imperial County Transportation Commission is a government entity created by State Legislature (SB 607) – Proof of Legislation attached.
2. **Letter from the State or Tribal Environmental Authority:** Letter Attached
3. **Community Involvement:** Described on pages 6, 8-10 of the Narrative
4. **Site Eligibility and Property Ownership Eligibility:** Not applicable— Assessment Proposal will be community—wide.

Senate Bill No. 607

CHAPTER 56

An act to add Division 12.8 (commencing with Section 132800) to the Public Utilities Code, relating to transportation.

[Approved by Governor August 5, 2009. Filed with
Secretary of State August 6, 2009.]

LEGISLATIVE COUNSEL'S DIGEST

SB 607, Ducheny. Imperial County Transportation Commission.

Existing law establishes various local entities to carry out transportation functions within their respective areas of jurisdiction.

This bill would create the Imperial County Transportation Commission and would provide that the commission is the successor agency to the Imperial Valley Association of Governments. The bill would establish the composition of the governing board of the commission and enact provisions relative to the administration of the commission. The bill would require the commission to prepare a short-range transportation plan that includes the development and approval of a 3- to 5-year transportation improvement program. The bill would also make the commission responsible for administering funds deposited in the local transportation fund and for preparing a short-range transit plan, as specified.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

The people of the State of California do enact as follows:

SECTION 1. Division 12.8 (commencing with Section 132800) is added to the Public Utilities Code, to read:

**DIVISION 12.8. IMPERIAL COUNTY TRANSPORTATION
COMMISSION**

CHAPTER 1. GENERAL PROVISIONS AND CREATION OF COMMISSION

132800. There is hereby created the Imperial County Transportation Commission. The commission shall be the successor agency to the Imperial Valley Association of Governments and shall assume all assets and liabilities

of that entity. The area of jurisdiction of the commission shall consist of all of the incorporated and unincorporated area of Imperial County.

132801. (a) The governing board of the commission shall consist of the following members:

(1) Two members of the Imperial County Board of Supervisors. The term of a member under this paragraph terminates when he or she ceases to hold that office or when replaced by the board of supervisors.

(2) One member from each incorporated city within Imperial County who shall be the mayor of the city or a member of its city council. The term of a member under this paragraph terminates when he or she ceases to hold that office or when replaced by the city council.

(3) One member of the board of directors of the Imperial Irrigation District. The term of a member under this paragraph terminates when he or she ceases to hold that office or when replaced by the board of directors of the district.

(4) One nonvoting member appointed by the Governor representing the Department of Transportation.

(b) The governing board of the commission may also include the following nonvoting members:

(1) One member representing the State of Baja California, Mexico, who may be appointed by the governor of the state.

(2) One member representing the municipality of Mexicali, Mexico, who may be the mayor or his or her designee.

(3) One member representing the Consul of Mexico in Calexico, California, who may be the consul or his or her designee.

(4) One member representing any federally recognized Native American tribe in Imperial County.

CHAPTER 2. ADMINISTRATION

132810. The governing board of the commission at its first meeting, and thereafter annually at the first meeting in January, shall elect a chairperson from its members who shall preside at all meetings, and a vice chairperson who shall preside in his or her absence. In the event of their absence or inability to act, the members present, by an order entered in the minutes, shall select one of their members to act as chairperson pro tempore, who, while so acting shall have all of the authority of the chairperson.

132811. The board shall establish rules for its proceedings consistent with the law of the State of California.

132812. A majority of the voting members of the board shall constitute a quorum for the transaction of business and all official acts of the commission. All official acts of the board require the affirmative vote of the majority of the voting members of the board.

132813. The acts of the board shall be expressed by motion, resolution, or ordinance.

132814. (a) All meetings of the board shall be conducted in the manner prescribed by the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code).

(b) All meetings of committees established by the board shall be held pursuant to Section 54952.3 of the Government Code, and no other provision of the Ralph M. Brown Act shall apply to meetings of those committees.

(c) Any committee of the board shall have a membership of at least three voting members.

132815. The board shall do the following:

(a) Adopt an annual budget and fix the compensation of its officers and employees.

(b) Adopt an administrative code, by ordinance, which shall prescribe the powers and duties of commission officers, the method of appointment of commission employees, and methods, procedures, and systems of operation and management of the commission.

(c) Cause a postaudit of the financial transactions and records of the commission to be made at least annually by a certified public accountant.

(d) Appoint a technical advisory committee of representatives from all of the transit operators in the county, all of the incorporated cities in the county, the county, and the Department of Transportation.

(e) Appoint such other advisory committees the board deems necessary.

132816. Notice of time and place of the public hearing for the adoption of the annual budget shall be published pursuant to Section 6061 of the Government Code, and shall be published not later than the 15th day prior to the date of the hearing. The proposed annual budget shall be available for public inspection at least 15 days prior to the hearing.

CHAPTER 3. POWERS AND FUNCTIONS

132820. The commission may do any of the following:

(a) Use up to 3 percent of the revenues in the local transportation fund for the purpose of carrying out its responsibilities.

(b) Sue and be sued.

(c) Enter into contracts with qualified vendors to further the purposes of the commission.

(d) Do any and all things necessary to carry out the purposes of this division.

132824. The commission shall undertake the following:

(a) Prepare a short-range transportation plan that includes the development and approval of a three- to five-year transportation improvement program, as follows:

(1) The transportation improvement program shall apply to all projects funded with federal, state, and local funds.

(2) The transportation improvement program shall be developed in coordination and consultation with the multicounty designated transportation

planning agency, and shall be consistent with that agency's regional transportation plan.

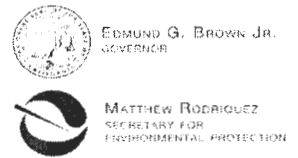
(3) The county commission and the multicounty designated transportation planning agency shall enter into a memorandum of understanding specifying the process for preparing the transportation improvement program.

(4) The commission shall consult with its member agencies, the Department of Transportation, adjacent counties, and other entities public and private when preparing its short-range plan and transportation improvement program.

(b) The commission shall be responsible for administering the funds deposited in the local transportation fund according to the terms and conditions of the Mills-Alquist-Deddeh Act (Chapter 4 (commencing with Section 99200) of Part 11 of Division 10), which is also known as the Transportation Development Act, or any successor to that act.

(c) The commission shall be responsible for preparing the short-range transit plan required by the Transportation Development Act.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the only costs that may be incurred by a local agency or school district are the result of a program for which legislative authority was requested by that local agency or school district, within the meaning of Section 17556 of the Government Code and Section 6 of Article XIII B of the California Constitution.



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Colorado River Basin Regional Water Quality Control Board

December 16, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Avenue, Suite 1
El Centro, CA 92243

Dear Mr. Baza:

SUBJECT: LETTER OF SUPPORT FOR THE IMPERIAL COUNTY TRANSPORTATION COMMISSION APPLICATION FOR BROWNFIELDS ASSESSMENT GRANT (LEVERAGING NEW/EXPANDED TRANSIT INVESTMENTS TO REDUCE AIR POLLUTION)

The Colorado River Basin Regional Water Quality Control Board hereby expresses their commitment of support for the Imperial County Transportation Commission (ICTC) and their pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intra-city circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to the region's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that would otherwise support transit oriented, mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to prepare properties for redevelopment planning.

The Regional Board is sincerely interested in brownfields initiatives and the redevelopment of underutilized and blighted urban areas within our region. We fully support the ICTC's application. With additional funding, the ICTC can actively pursue redevelopment of brownfields according to its revitalization plan.

We look forward to the award of a USEPA Brownfields Community-Wide Assessment Grant for Hazardous Material and Petroleum to ICTC for the successful redevelopment of their target areas. Please contact John Carmona of my staff at (760) 340-4521; e-mail: john.carmona@waterboards.ca.gov if you have any questions or if we can be of further assistance.

Sincerely,

Jose L. Angel
Interim Executive Officer
Colorado River Basin
Regional Water Quality Control Board

JC/tab

cc: Maryam Tasnif-Abbasi, DTSC Cypress Regional Office, (email only Maryam.Tasnif-abbasi@dtsc.ca.gov)
Dan Johnson, SCS Engineers (email only DJohnson@scsengineers.com)

**City of Brawley, California Brownfields Assessment Grant EPA Region 9
Leveraging New/Expanded Transit Investments to Reduce Air Pollution**

Attachment: Letters of Commitment

RFP Section V.B.2.c and V. B.3:

Organization	Organization Description	Role	Commitment
Imperial County Workforce Development Office	Public Agency	workforce development, labor market data, community engagement	\$75,000
Sanders Inc.	Private for Profit	architectural services	\$50,000
Campeños Unidos, Inc	Non-Profit 501 (c)(3)	underserved community engagement	\$35,000
Pioneers	Public Agency	healthcare expertise & planning	\$15,000
Brawley Community Foundation	Non-Profit 501 (c)(3)	community & property owner engagement	\$15,000
Design Development & Engineering	Private for Profit	redevelopment planning expertise	\$10,000
Imperial Capital Ventures	Private for Profit	redevelopment financing	\$10,000
City of Brawley	Public Agency	site selection & redevelopment planning	\$5,300
Thomas Topuzes & Associates	Private for Profit	consulting services	\$5,000
Brawley Chamber of Commerce	Non-Profit 501 (c)(6)	community engagement and information distribution	\$5,000
Imperial Valley Community Foundation	Non-Profit 501 (c)(3)	community engagement & partnership development	\$5,000
Regional Water Quality Control Board	Public Agency	Regulatory oversight	



IMPERIAL COUNTY WORKFORCE DEVELOPMENT OFFICE

2799 S. Fourth Street - El Centro, CA 92243 - Tel: (442) 265-4968 - Fax: (760) 337-5005

December 15, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza:

The Imperial County Workforce Development Office is pleased to support and work with the Imperial County Transportation Commission (ICTC) should they be successful in obtaining an award through the *U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Program*. If funded, this grant award will assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center.

Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

The Imperial County Workforce Development Office will promote local hiring by linking members of the community to potential employment opportunities resulting from the proposed projects in this grant application. We offer free of charge services to employers and local partners. Our experienced business services team will develop customized solutions to address specific needs. Our free of charge business services include:

- Customized Training Solutions
- Layoff Aversion Assistance Strategies
- Rapid Response Services
- Labor Market Information
- Employee Recruitment
- Meeting Facilities

In addition, the Imperial County Workforce Development Office can support future investment opportunities by providing an array of services that include, but are not limited to:

On-the-Job Training

Our experienced business services team will help you offset your training costs through the On-the-Job Training Program. Our business services team will pre-screen candidates or work with your team through your hiring process. You will determine who to hire and we will cover up to 50 percent of employee's wage to compensate for your training efforts.

Customized Training

Customized training is also available for WIOA eligible employees or job seekers that lack a particular skill. This type of training enables employers to develop specific training programs that offer potential upward career mobility, stability, increased wages, health insurance and other value-added benefits.

We anticipate that our support for this project is valued at \$75,000 dollars, our support will assist ICTC's effort to leverage new/expanded transit investments to reduce air pollution. As a consequence, opportunities to attract investment will increase for new retail development which in turn will reduce regional green-house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependent commuters.

If you have any questions or would like further information, feel free to contact me at (442) 265-4968 or miguelfigueroa@co.imperial.ca.us.

Respectfully,



Miguel Figueroa
Director

December 17, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza:

Sanders Inc. hereby expresses its commitment to support the Imperial County Transportation Commission (ICTC) and its pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

Sanders Inc. commits to providing architectural services valued at approximately \$50,000.00 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: 760-353-5440 or jimmy@sanders-inc.com.

Sincerely,



Jimmy Sanders

Sanders Inc., Architect



CAMPESINOS UNIDOS, INC.

1005 C STREET
POST OFFICE BOX 39
BRAWLEY, CALIFORNIA 92227

Administration (760) 370-5100
Energy (760) 344-4500
FAX (760) 344-0322

SOCORRO JUAREZ
PRESIDENT

JOSE M. LOPEZ
EXECUTIVE DIRECTOR

SERVICES

Community Services

Energy-Weatherization

Food Commodities

Head Start

Immigration

Income Tax
Preparation

December 15, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air
Pollution)**

Dear Mr. Baza:

CAMPESINOS UNIDOS, INC.
Social Services and Energy Conservation

Campesinos Unidos, Inc. hereby expresses its commitment to support the Imperial County Transportation Commission (ICTC) and its pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

Campesinos Unidos, Inc. commits to providing Low-Income Weatherization/Green House Gas Carbon-Reduction Program valued at approximately \$35,000 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local



CAMPESINOS UNIDOS, INC.

1005 C STREET
POST OFFICE BOX 39
BRAWLEY, CALIFORNIA 92227

Administration (760) 370-5100
Energy (760) 344-4500
FAX (760) 344-0322

SOCORRO JUAREZ
PRESIDENT

JOSE M. LOPEZ
EXECUTIVE DIRECTOR

SERVICES

Community Services

Energy-Weatherization

Food Commodities

Head Start

Immigration

Income Tax
Preparation

access to jobs, retail, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: (760) 370-5100, or cuimlopez@yahoo.com

Sincerely,



Jose M. Lopez
Executive Director

Ccp: File

December 16, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza:

Pioneers Memorial Healthcare District is a 107-bed acute care facility accredited by DNV*, committed to providing state-of-the-art healthcare, and complemented by the highest quality of community education. DNV, which stands for Det Norske Veritas – the Nordic Truth, is a hospital accreditation organization approved by the U. S. Center for Medicare and Medicaid (CMS) and has some of the most strenuous standards in healthcare.

Pioneers Memorial Healthcare District hereby expresses its commitment to support the Imperial County Transportation Commission (ICTC) and its pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

Pioneers Memorial Healthcare District commits to providing healthcare industry expertise (local, regional and industry-wide) as well as healthcare-based strategic planning leadership valued at approximately \$15,000.00 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependent commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: 760.351.3250 or llewis@pmhd.org.

Sincerely,



Lawrence E. Lewis
Chief Executive Officer



December 16, 2015

Mark Baza
Imperial County Transportation Commission
1405 N. Imperial Ave., Suite 1
El Centro CA, 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air
Pollution)**

Mr. Baza,

The Brawley Community Foundation (BCF), an Internal Revenue Service designated 501 (c)(3), has the mission to improve the quality of life for residents of Northern Imperial County. Since its formation, the BCF Board of Directors has engaged in identifying blighted properties in downtown Brawley that have been affected by vagrancy and most recently arson. The identified properties are revitalized to improve the safety and aesthetics for the community.

BCF would like to take this opportunity to express its commitment to support Imperial County Transportation Commission's (ICTC) pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant. Their grant proposal will assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intercity circulator public transportation route, and the recently constructed Brawley Transit Terminal Center. Left alone, brownfields are a detriment to Brawley's environment and aesthetics; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community-wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

BCF commits to working with ICTC to assist in allowing access to BCF owned properties in Brawley, CA, as well as provide staff time to help identify and facilitate the communication with Brawley property owners. BCF's time is valued at approximately \$15,000 over the 3-year grant period. This service will support ICTC's effort to leverage new/expand transit investments to reduce air pollution

by increasing opportunities to attract investment for new retail development, which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure

goods and services, as well as increasing local access to jobs, retail opportunities, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me via e-mail: donfshank@me.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Don F. Shank", written over a horizontal line.

Don F. Shank
President

Development DESIGN & ENGINEERING *inc.*

December 15, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza:

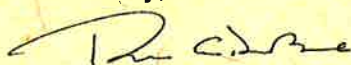
Development Design & Engineering, (DD&E) is an interdisciplinary firm located in Imperial County California. DD&E specializes in the disciplines of civil engineering, land surveying, land planning and development.

DD&E hereby expresses its commitment to support the Imperial County Transportation Commission (ICTC) and its pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

DD&E commits to providing planning services valued at approximately \$10,000.00 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: 760-353-8110

Sincerely,



Tom DuBose
President

t:760.353.8110
f:760.352.6408

1065 State Street
El Centro, CA 92243

info@dde-inc.net
www.dde-inc.net

Imperial Capital Ventures, Inc.

December 16, 2015

Mark Baza
Imperial County Transportation Commission
1405 N. Imperial Ave.
El Centro CA, 92243

Re: Brownfields Assessment Grant (Leveraging New/Expanded Transit Investments to Reduce Air Pollution)

Mr. Baza,

Imperial Capital Ventures, Inc. (ICV) is an investment firm providing various types of traditional and alternative financing to for-profit entrepreneurial businesses located in communities that are underserved by traditional sources of capital.

Imperial Capital Ventures, Inc. (ICV) would like to take this opportunity to express its commitment to support Imperial County Transportation Commission's (ICTC) pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant. Their grant proposal will assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intercity circulator public transportation route, and the recently constructed Brawley Transit Terminal. Left alone, brownfields are a detriment to Brawley's environment and aesthetics; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community-wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

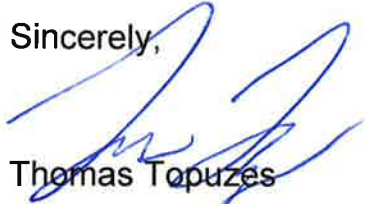
ICV commits to working with ICTC to assist property owners gain access to capital for site redevelopment. Staff time to evaluate redevelopment financing sources for property owners is valued at approximately \$10,000 over the life of the grant. This service will support ICTC's effort to leverage new/expand transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development, which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure

Imperial Capital Ventures, Inc.

goods and services, as well as increasing local access to jobs, retail opportunities, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: (760) 802-4737 or tom.topuzes@ttaconnects.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Topuzes', is written over the printed name.

Thomas Topuzes
Board Chairman



CITY OF BRAWLEY

ADMINISTRATIVE OFFICES

383 Main Street

Brawley, CA 92227

Phone: (760) 351-3048

FAX: (760) 351-3088

December 17, 2015

U.S. Environmental Protection Agency
Brownfields Program

**Re: Brownfields Assessment Grant
Leveraging New/Expanded Transit Investments to Reduce Air Pollution**

To Whom It May Concern:

The City of Brawley hereby expresses its commitment of support for Imperial County Transportation Commission (ICTC) and its pursuit of the U.S. Environmental Protection Agency (EPA) Communitywide Brownfields Assessment Grant. ICTC proposes to assess potentially contaminated properties that lie within the path of travel of the "Gold Line," a Brawley intracity circulator public transportation route that includes the recently constructed Brawley Transit Transfer Station.

The ICTC effort aims to promote revitalization, community health and well being and to strengthen the City's transit services backbone. Left alone, brownfields are detriments to Brawley's landscape and environment, negatively affecting property values and deterring investment in sites with great potential for transit oriented development. These properties are located in premium locations that the City views as opportunity areas.

By focusing on the path of the Gold Line, ICTC will advance quality of life for the transit dependent public, as well as the community at large, as they travel to primary points of interest and necessity. In recent years, the City experienced a rash of arson events in the downtown, scarring the City's Main Street corridor and leaving behind remnants of potential contamination. Well within walking distance, several properties previously utilized for industrial purposes and near the railroad also present unique challenges as it pertains to the presence of potential pollutants. These very properties represent significant portions of the City's main corridor of travel.

It is noted that the City has first-hand experience in the difficulties of revitalizing properties that require remediation. However, we also see the great promise and benefit of responsible clean up. The City's partnership with ICTC allowed for critical remediation and removal of underground tanks as part of the City of Brawley's own Transit Transfer Station. ICTC's ability to secure grant funds from EPA will aid in providing for environmental assessments of other opportunity areas in Brawley. The completion of the studies will eliminate a hurdle that may have stymied prior redevelopment pursuits.

The City of Brawley commits to providing planning support from City key leadership to this project. The in kind staff support is valued at approximately \$5,300 to advance ICTC's effort to leverage new/expanded transit investments that reduce air pollution. The City views the project as increasing opportunities to attract investment for new retail development. Removal of impediments to developing the Main Street corridor will reduce regional greenhouse gas emissions produced by consumers traveling outside the city to procure goods, as well as increase local access to jobs and retail

If you have additional questions, please feel free to contact me via phone at 760-351-3048 or e-mail at rbmoore@brawley-ca.gov.

Sincerely,



Rosanna Bayon Moore
City Manager

Cc: Gordon Gaste, Planning Director
Brawley City Council



THOMAS TOPUZES
& ASSOCIATES, LLC

Business Consulting
Strategic Planning
Governmental Relations

December 16, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)

To Whom It May Concern:

Thomas Topuzes & Associates, LLC is a consulting firm specializing in strategic planning, government relations and global business strategies. Activities include real estate/commercial development, project financing, renewable energy, economic development, government relations and public relations. We assist for-profit, not-for-profit, and governmental entities.

Thomas Topuzes & Associates, LLC hereby expresses their commitment of support for the Imperial County Transportation Commission (ICTC) and their pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

Thomas Topuzes & Associates, LLC commits to providing consulting services valued at approximately \$5,000 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional greenhouse gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependent commuters.

If I can further attest to my support, please don't hesitate to contact me via phone or e-mail: 760-802-4737 or tom.topuzes@ttaconnects.com

Sincerely,

Thomas Topuzes
President & CEO



Brawley Chamber of Commerce

December 17, 2015
Imperial County Transportation Commission (ICTC)
1405 N. Imperial Ave., Ste. 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza:

The Brawley Chamber of Commerce is a membership organization representing more than 300 businesses in and around Brawley. We advocate for anything which will strengthen the local economy, attract business and help our members be successful.

The Brawley Chamber hereby expresses its commitment to support the Imperial County Transportation Commission (ICTC) and its pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

The Brawley Chamber commits to providing community outreach services as needed to assist in the implementation of the program. Such services may include, but are not limited to, promotion through our newsletter, website and social media sites, use of the conference room at the Chamber, participation on the assessment committee by the Chamber Executive Director. The support of the Chamber would carry an approximate value of \$5,000 over the life of the program to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependant commuters.

If I can further attest to my support, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Zara", is written over a light blue horizontal line.

Jason Zara
Brawley Chamber of Commerce Executive Director

204 South Imperial Avenue, Brawley, CA 92227 jason@brawleychamber.com
760-344-3160 phone 760-344-7611 fax
www.brawleychamber.com



December 16, 2015

Imperial County Transportation Commission
1405 N. Imperial Ave., Ste 1
El Centro, CA 92243

**Re: Brownfields Assessment Grant
(Leveraging New/Expanded Transit Investments to Reduce Air Pollution)**

Dear Mr. Baza,

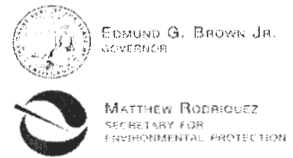
The Imperial Valley Community Foundation is Imperial Valley's center for charitable giving, effective philanthropy, and collaboration. We are involved in community, economic and charitable asset development to benefit and improve the quality of life and opportunities in our region for current and future generations.

Imperial Valley Community Foundation hereby expresses our commitment of support for the Imperial County Transportation Commission (ICTC) and their pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intracity circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to Brawley's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that can support transit oriented mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to clear properties for redevelopment planning.

Imperial Valley Community Foundation commits to providing in-kind strategic community outreach and partner development services valued at approximately \$5,000 to support ICTC's effort to leveraging new/expanded transit investments to reduce air pollution by increasing opportunities to attract investment for new retail development which will reduce regional green house gas emissions produced by consumers traveling outside the city to procure goods, as well as increasing local access to jobs, retail, and for the community's transit dependant commuters.

Please don't hesitate to contact me directly if you have any questions: 760.336.0055 or bobby@ivcommunityfoundation.org.

Robert M. Brock
President/CEO



Colorado River Basin Regional Water Quality Control Board

December 16, 2015

Imperial County Transportation Commission (ICTC)
1405 N. Imperial Avenue, Suite 1
El Centro, CA 92243

Dear Mr. Baza:

SUBJECT: LETTER OF SUPPORT FOR THE IMPERIAL COUNTY TRANSPORTATION COMMISSION APPLICATION FOR BROWNFIELDS ASSESSMENT GRANT (LEVERAGING NEW/EXPANDED TRANSIT INVESTMENTS TO REDUCE AIR POLLUTION)

The Colorado River Basin Regional Water Quality Control Board hereby expresses their commitment of support for the Imperial County Transportation Commission (ICTC) and their pursuit of a much needed U.S. Environmental Protection Agency (EPA) Community Wide, Brownfields Assessment Grant to assist in the assessment of potentially contaminated properties that lie within the "Gold Line," a Brawley intra-city circulator public transportation route, and the recently constructed Brawley Transit Center. Left alone, brownfields are detriments to the region's landscape and environment; negatively affecting property values and deterring investment and rehabilitation of sites that would otherwise support transit oriented, mixed-use development and community wide revitalization. ICTC's ability to secure these grant funds will significantly assist the community by offsetting the high cost of environmental assessments required to prepare properties for redevelopment planning.

The Regional Board is sincerely interested in brownfields initiatives and the redevelopment of underutilized and blighted urban areas within our region. We fully support the ICTC's application. With additional funding, the ICTC can actively pursue redevelopment of brownfields according to its revitalization plan.

We look forward to the award of a USEPA Brownfields Community-Wide Assessment Grant for Hazardous Material and Petroleum to ICTC for the successful redevelopment of their target areas. Please contact John Carmona of my staff at (760) 340-4521; e-mail: john.carmona@waterboards.ca.gov if you have any questions or if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Jose L. Angel".

Jose L. Angel
Interim Executive Officer
Colorado River Basin
Regional Water Quality Control Board

JC/tab

cc: Maryam Tasnif-Abbasi, DTSC Cypress Regional Office, (email only Maryam.Tasnif-abbasi@dtsc.ca.gov)
Dan Johnson, SCS Engineers (email only DJohnson@scsengineers.com)

Attachment: Documentation for Requested Waiver

RFP Section I. A.2: Not applicable – \$200,000 waiver not requested.

Attachment: Property Specific Documentation

RFP Section III. C.4.d: Not applicable – Assessment Proposal will be community—wide.

Attachment: Letters of Commitment – Coalition Members

RFP Section III. C. 1: Not applicable – Assessment Proposal will be community—wide.

Attachment: Petroleum Eligibility Information

Petroleum Eligibility Information III. C.4.i: Not applicable – Assessment Proposal will be community—wide.

Project Area:

The EPA Brownfields Assessment Grant will be implemented in the City of Brawley, CA, which is located in the County of Imperial. Brawley falls within the CA-051 Congressional District.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Imperial County Transportation Commission

* b. Employer/Taxpayer Identification Number (EIN/TIN):

27-2837355

* c. Organizational DUNS:

9622953790000

d. Address:

* Street1:

1405 N. Imperial Ave., Suite 1

Street2:

* City:

El Centro

County/Parish:

Imperial County

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

92243-6300

e. Organizational Unit:

Department Name:

ICTC

Division Name:

N/A

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Mark

Middle Name:

* Last Name:

Baza

Suffix:

Title: Executive Director

Organizational Affiliation:

Imperial County Transportation Commission

* Telephone Number:

(760) 592-4494

Fax Number:

(760) 592-4497

* Email: markbaza@imperialctc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1237-Project Area.docx

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Brawley, California Brownfields Assessment Grant - EPA Region 9
Leveraging New/Expanded Transit Investments to Reduce Air Pollution.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="400,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: